



CASE COVER SHEET

City of Rockwall
Planning and Zoning
Department
385 S. Goliad Street
Rockwall, Texas 75087

PLANNING & ZONING CASE NO.

HISTORIC PRESERVATION ADVISORY BOARD APPLICATIONS

CERTIFICATE OF APPROPRIATENESS (COA)
BUILDING PERMIT FEE WAIVER
SMALL MATCHING GRANT (SMG)

RECORD OF RECOMMENDATIONS, VOTING RECORDS, AND CONDITIONS OF APPROVAL

HISTORIC PRESERVATION ADVISORY BOARD

CONDITIONS OF APPROVAL

NOTES



HISTORIC PRESERVATION ADVISORY BOARD APPLICATION

City of Rockwall
Planning and Zoning Department
385 S. Goliad Street
Rockwall, Texas 75087

STAFF USE ONLY

CASE NUMBER: _____

NOTE: THE APPLICATION IS NOT CONSIDERED ACCEPTED BY THE CITY UNTIL THE PLANNING DIRECTOR HAS SIGNED BELOW.

DIRECTOR OF PLANNING: _____

DATE RECEIVED: _____

RECEIVED BY: _____

APPLICATION:

- CERTIFICATE OF APPROPRIATENESS (COA)
- LOCAL LANDMARK EVALUATION & DESIGNATION
- BUILDING PERMIT WAIVER & REDUCTION PROGRAM
- SMALL MATCHING GRANT APPLICATION

SPECIAL DISTRICTS [SELECT APPLICABLE]:

- OLD TOWN ROCKWALL HISTORIC (OTR) DISTRICT
- PLANNED DEVELOPMENT DISTRICT 50 (PD-50)
- SOUTHSIDE RESIDENTIAL NEIGHBORHOOD OVERLAY (SRO) DISTRICT
- DOWNTOWN (DT) DISTRICT

CONTRIBUTING STATUS [SELECT APPLICABLE]:

- LANDMARKED PROPERTY
- HIGH CONTRIBUTING PROPERTY
- MEDIUM CONTRIBUTING PROPERTY
- LOW CONTRIBUTING PROPERTY
- NON-CONTRIBUTING PROPERTY

CURRENT LAND USE OF THE SUBJECT PROPERTY:

- RESIDENTIAL
- COMMERCIAL

PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS 602 E Washington St. Rockwall, TX 75087

SUBDIVISION Pittman Addition LOT 1 & part of 2 BLOCK 2 Pittman ad

OWNER/APPLICANT/AGENT INFORMATION [PLEASE PRINT/CHECK THE PRIMARY CONTACT/ORIGINAL SIGNATURES ARE REQUIRED]

IS THE OWNER OF THE PROPERTY THE PRIMARY CONTACT? YES NO APPLICANT(S) IS/ARE: OWNER TENANT NON-PROFIT RESIDENT

CHECK THIS BOX IF OWNER AND APPLICANT ARE THE SAME. OTHER, SPECIFY: _____

OWNER(S) NAME Sara Pierath

APPLICANT(S) NAME _____

ADDRESS 602 E. Washington St.
Rockwall, TX 75087

ADDRESS _____

PHONE 214-458-6472

PHONE _____

E-MAIL sara@childrensrelief.org

E-MAIL _____

SCOPE OF WORK/REASON FOR EVALUATION REQUEST [PLEASE PRINT]

CONSTRUCTION TYPE [CHECK ONE]: EXTERIOR ALTERATION NEW CONSTRUCTION ADDITION DEMOLITION
 RELOCATIONS OTHER, SPECIFY: _____

ESTIMATED COST OF CONSTRUCTION/DEMOLITION OF THE PROJECT (IF APPLICABLE): \$ _____

PROJECT DESCRIPTION. IN THE SPACE PROVIDED BELOW OR ON A SEPARATE SHEET OF PAPER, DESCRIBE IN DETAIL THE WORK THAT WILL BE PERFORMED ON SITE. FOR LOCAL LANDMARK EVALUATION & DESIGNATION REQUESTS INDICATE ANY ADDITIONAL INFORMATION YOU MAY HAVE CONCERNING THE PROPERTY, HISTORY, SIGNIFICANCE, PRESENT CONDITIONS, STATUS, CURRENT OR PAST USE(S), ETC. STAFF RECOMMENDS THAT PHOTOGRAPHS OF THE INTERIOR AND EXTERIOR OF THE PROPERTY ARE SUBMITTED WITH THIS APPLICATION.

OWNER & APPLICANT STATEMENT [ORIGINAL SIGNATURES REQUIRED]

I ACKNOWLEDGE THAT I HAVE READ THIS APPLICATION AND THAT ALL INFORMATION CONTAINED HEREIN IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE. FURTHERMORE, I UNDERSTAND THAT IT IS NECESSARY FOR ME OR A REPRESENTATIVE TO BE PRESENT AT A PUBLIC HEARING FOR THIS CASE TO BE APPROVED.

OWNER'S SIGNATURE

Sara R. Pierath

APPLICANT'S SIGNATURE

Sara R. Pierath

Exterior Alterations: 602 E Washington St.

Introduction

We have recently purchased a 1940's two-story Folk Victorian home in the Historic District of Rockwall, TX. It is in an extreme state of disrepair, so we are endeavoring to bring it back to its previous state of glory. We love historic homes and we are excited for the opportunity to bring this beautiful home back to its former state of elegance.

Historical Context

The home was built as a one-story structure, and we have yet to find any pictures of what it looked like when it was built. Therefore, we are taking cues from the style of the house and the time period it was built. A second story was added probably sometime in the 1960s or 70s. During this addition, the original wood double siding on the bottom floor was covered with vinyl siding, and we believe the second floor has only vinyl siding.

Siding Restoration

We would like to remove the vinyl siding and install new siding that gives the look of the original siding. We are exploring keeping the original first-floor siding and adding wood double siding to the second floor to match. Should this be too expensive we will use low reveal Hardie board, a popular option in the historic district. - Regardless of choice we plan to install 'scaloped' siding in the dormers part of the second floor.

Window Replacement

The upstairs (non-original) windows need to be replaced as some of them are broken and the seals are no longer working. We plan to replace them with custom windows that match what is currently there and the original downstairs windows.

Trim Replacement

The majority of the wood on the exterior trim is rotten and needs to be replaced. We plan to replace it but keep its existing form and structure, to stay true to the original build.

Porch Posts Replacement

Lastly, the porch posts are currently just plain wood beams and 2x4s. We plan to replace them with matching decorative posts that reflect the time period of the house.

Application for COA • Nathan & Sara Pieratt

602 E WASHINGTON

NATHAN & SARA PIERATT

JULY 26TH / 2024



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Our Home

602 E Washington
Folk Victorian
1940's

Washington Street View



Tyler Street View



Folk Victorian

Folk Victorian is an architectural style employed for some homes in the United States and Europe between 1870 and 1910, though isolated examples continued to be built well into the 1930s.[1] Folk Victorian homes are relatively plain in their construction but embellished with decorative trim



Scalloped wood shingles

Pine double siding

Decorative posts



This home is very close in structure to our own.

WINDOWS

New windows in the top floor

Will have same size and squares as the original windows
Original windows on bottom floor will stay the same.

Window Trim (all of them)

Rotting wood will be replaced with new wood to match original look



Example of window panes/trim.

Window will be custom to fit exact size and have
6 panes on top and clear on bottom to match original
window design.

Since they are custom we do not have photos.

Siding

Option 1 Low reveal Hardie Board



Option 2 Pine double siding

We believe this original siding is under the vinyl on the bottom half of the home. We are exploring costs to add it to the top of the home. This is our first choice as it stays true to the original home. Cost will impact decision.



Scallops will go on the dormers and back side of the house in the upper section

Posts

Proch posts wil be upputed to have a decorative touch



Materials list

602 E. Washington St.

Siding Boards: Double Siding



Wood Products

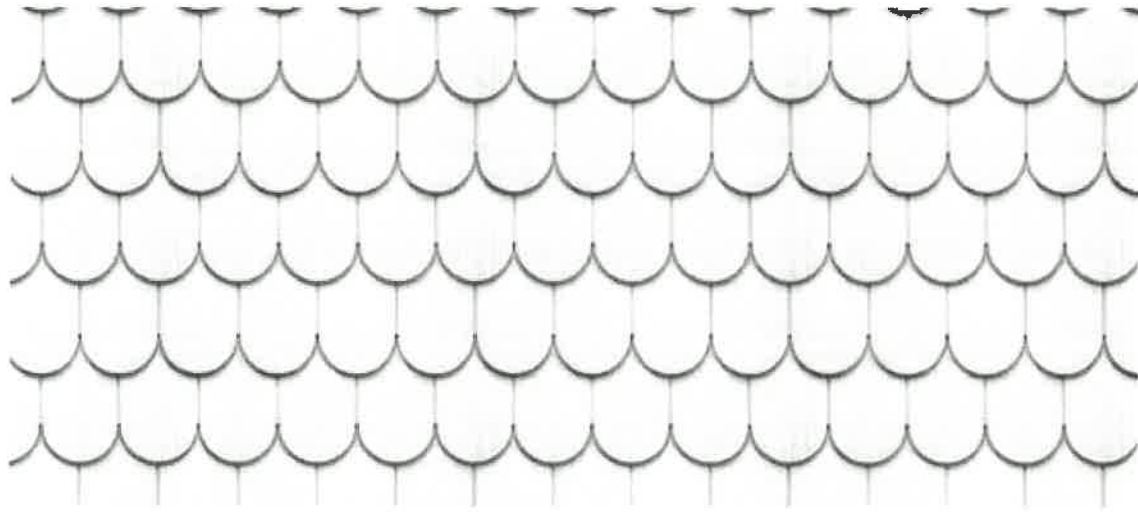
**1 x 6 x 12 Southern Pine No2.KD.117 Siding Boards, 12 ft L
Nominal, 6 in W Nominal, 1 in Thick Nominal**

Or

Hardie Board



Scalloped Shingles



Windows: Custom sized to fit what is there with this style window pane.



Porch Posts: Victorian style



Thank you!





CITY OF ROCKWALL

HISTORIC PRESERVATION ADVISORY BOARD CASE MEMO

PLANNING AND ZONING DEPARTMENT

385 S. GOLIAD STREET • ROCKWALL, TX 75087

PHONE: (972) 771-7745 • EMAIL: PLANNING@ROCKWALL.COM

TO: Historic Preservation Advisory Board

DATE: August 15, 2024

APPLICANT: Sara Pieratt

CASE NUMBER: H2024-016; *Certificate of Appropriateness (COA) for 602 E. Washington Street*

SUMMARY

Hold a public hearing to discuss and consider a request by Sara Pieratt for the approval of a Certificate of Appropriateness (COA) for exterior alterations to a *Low Contributing Property* being a 0.666-acre tract of land identified as Lot 1 and a portion of Lot 2 of the Pittman Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 7 (SF-7) District, situated within the Old Town Rockwall (OTR) Historic District, addressed as 602 E. Washington Street, and take any action necessary.

BACKGROUND

According to the *2017 Historic Resource Survey*, the subject property is classified as a *Low-Contributing Property*, and the 3,314 SF single-family home -- *situated on the subject property at 602 E. Washington Street* -- was constructed circa 1920. A property that is assigned the *Low Contributing Property* classification is defined as a structure the "(i)s of a style or building form common to the area; with little or no distinguishing features; and has lost much of its historical character and integrity to alterations, additions or neglect." The subject property is a part of the Old Town Rockwall (OTR) Historic District, and was annexed prior to 1900 based on the October 1900 Sanborn Maps. According to the January 3, 1972 zoning map the subject property was zoned Single-Family 3 (SF-3) District. At some point between January 3, 1972 and May 16, 1983 the subject property was rezoned from a Single-Family 3 (SF-3) District to Single-Family 7 (SF-7) District. The property has remained zoned Single Family (SF-7) District.



FIGURE 1: SUBJECT PROPERTY; AUGUST 2023

PURPOSE

On February 23, 2024, the applicant -- *Sara Pieratt* -- submitted an application for the approval of a Certificate of Appropriateness (COA) for multiple exterior alterations on the subject property including restoration of the siding and replacing the windows, trim, and porch posts of the home.

ADJACENT LAND USES AND ACCESS

The subject property is located at 602 E. Washington Street. The land uses adjacent to the subject property are as follows:

North: Directly north of the subject property is E Washington Street, which is identified as a A4D (*i.e. arterial, four [4] lane, divided roadway*) on the Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. Beyond this are two (2) parcels of land within the Old Town Rockwall Historic District (*i.e. 601 E Washington & 602 E Rusk*). According to the *2017 Historic Resource Survey*, both of these properties are classified as *Medium Contributing*. Beyond this is E. Rusk Street, which is identified as a A4D (*i.e. major arterial, four [4] lane, divided roadway*) on the Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan.

Beyond this are two (2) parcels of land located within the Old Town Rockwall (OTR) Historic District. According to the 2017 *Historic Resource Survey*, these two (2) properties (i.e. 601 E. Rusk Street & 102 N Tyler Street) are considered to be *Medium Contributing*. Beyond this are two (2) more properties (i.e. 603 & 605 E. Rusk Street) that are classified as *Medium Contributing*.

South: Directly south of the subject property are three (3) parcels of land within the Old Town Rockwall Historic District (i.e. 211, 213, & 215 Tyler Street). According to the 2017 *Historic Resource Survey*, these three (3) properties are classified as *Non-Contributing*. Beyond this is four (4) parcels of land within the Old Town Rockwall (OTR) Historic District (i.e. 305, 307, & 309 Tyler Street & 501 Munson Street). According to the 2017 *Historic Resource Survey*, these four (4) properties are classified as *Medium Contributing*. Beyond that is Munson Street, which is identified as a RL2 (i.e. rural local, two [2] lane, undivided roadway) on the Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan.

East: Directly east of the subject property are two (2) parcels of land within the Old Town Rockwall Historic District (i.e. 606 & 608 E Washington Street). According to the 2017 *Historic Resource Survey*, these two (2) properties are classified as *Medium Contributing*. Beyond this is one (1) parcel of land within the Old Town Rockwall (OTR) Historic District (i.e. 202 S Clark Street). According to the 2017 *Historic Resource Survey*, this property is classified as *Non-Contributing*. Beyond this is S Clark Street which is a *Minor Collector* on the Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan.

West: Directly west of the subject property is S. Tyler Street, which is indicated as a R2 (i.e. residential, two [2] lane, undivided roadway) on the Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. Beyond this is seven (7) parcels of land within the Old Town Rockwall (OTR) Historic District (i.e. 210 Tyler Street, 505, 406, 404, 402, 310, and 308 E Washington Street). According to the 2017 *Historic Resource Survey*, these seven (7) properties are classified as *Non-Contributing*.

CHARACTERISTICS OF THE PROJECT

The applicant is requesting approval of a Certificate of Appropriateness (COA) for [1] replacing the upstairs windows, [2] replacing the window trim, [3] replacing the siding, and [4] replacing the posts on the porch.

CONFORMANCE TO THE HISTORIC DISTRICT GUIDELINES & CITY'S CODES

According to Subsection 06.03(F), *Certificate of Appropriateness (COA) for Alteration or New Construction*, of Article 05, *District Development Standards*, of the Unified Development Code (UDC), "(t)he provisions of this ordinance [*Historic Overlay (HOV) District*] shall apply only to those properties ... which meet the following criteria: [1] either be a designed historical landmark or be wholly or partially located within a designated historic district, and [2] either be a contributing property as defined by *Subsection B* or be located within 200-feet of a contributing property." In this case, the subject property meets all of the criteria for a property that would require a Certificate of Appropriateness (COA). Specifically, it is situated wholly within the Old Town Rockwall (OTR) Historic District, and is designated as a *Low Contributing Property*.

According to Section 07, *Building Standards*, of Appendix D, *Historic Preservation Guidelines*, of the Unified Development Code (UDC), "... the overall relationship of the size, width, height, and number of doors and windows on the exterior building facades should be typical of the style and period of the structure. These elements should be proportionally balanced, sized, and located in a manner typical of the style and period of the structure and compatible with neighboring historic buildings or structures." In this case, the applicant is proposing to replace the upstairs windows with the same exact size window that will incorporate six (6) grids on the top pane of the window and a clear window on the bottom pane to match the original window design. Since these windows will be custom windows designed to match the original windows, the applicant was not able to provide a photo example; however, the look -- depicted in *Figure 2* -- will remain unchanged. The applicant is also proposing to replace the existing rotting window trim



FIGURE 2: EXISTING WINDOWS TO BE REPLACED

with new wood to match the original design. Both of these proposed changes are considered to be *like-in-kind* changes and will not change the exterior appearance of the historical home.

According to Section 07, *Building Standards*, of Appendix D, *Historic Preservation Guidelines*, of the Unified Development Code (UDC), “(m)aterials, structural and decorative elements and the manner in which they are used, applied or joined together should be typical of the style and period of the existing structure. New additions, alterations and new construction should be visually compatible with neighboring historic buildings or structures.” In this case, the applicant is proposing to replace the vinyl siding with either a low reveal Hardie Board material or a pine double siding. As stated in the applicant’s letter, the pine double siding is their first choice but will depend on material cost. Both products will provide a similar look and have a similar reveal. Based on these materials’ appearance and the fact that they are more historically similar to the materials that are characteristic of the homes original time period than the existing vinyl siding, the proposed change should improve the exterior look of the home. The applicant is also proposing to add scallops to the dormers on the back side of the house on the upstairs exterior, and update the existing wooden porch posts to decorative porch post. These changes appear to be more typical of *Folk Victorian* architectural style characteristic of the home, which was built in the 1920’s.



FIGURE 3: EXAMPLE OF SCALLOPED DORMERS

According to Subsection 06.03(G)(5), *Standards of Approval*, of Article 05, *District Development Standards*, of the Unified Development Code (UDC), “... the Historic Preservation Advisory Board (HPAB) must approve the application for a Certificate of Appropriateness if it determines that ... the application will not adversely affect the character of the site; and the proposed work is consistent with the regulations contained in this section [i.e.] and proposed preservation criteria ...” Based on the plans provided by the applicant, these alterations seem to bring back the historic character of the home and positively impact the adjacent properties; however, approval of a Certificate of Appropriateness (COA) is a discretionary decision for the Historic Preservation Advisory Board (HPAB).



FIGURE 4: PROPOSED PORCH POSTS

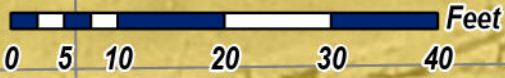
NOTIFICATIONS

On August 1, 2024, staff mailed 22 property owner notifications to property owners and occupants within 200-feet of the subject property. At the time this report was drafted, staff had not received any notices returned regarding the applicant’s request.

CONDITIONS OF APPROVAL

If the Historic Preservation Advisory Board (HPAB) chooses to approve the request for a Certificate of Appropriateness (COA), staff would propose the following conditions of approval:

- (1) Any construction resulting from the approval of this request shall conform to the requirements set forth by the Unified Development Code (UDC), the International Building Code (IBC), the Rockwall Municipal Code of Ordinances, city adopted engineering and fire codes and with all other applicable regulatory requirements administered and/or enforced by the state and federal government.



E RUSK ST

H2024-014: Certificate of Appropriateness (COA)
for a Medium Contributing Property at 602 E. Rusk Street

STYLER ST



SF-7

Case Location Map = 



City of Rockwall

Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75087
(P): (972) 771-7745
(W): www.rockwall.com

The City of Rockwall GIS maps are continually under development and therefore subject to change without notice. While we endeavor to provide timely and accurate information, we make no guarantees. The City of Rockwall makes no warranty, express or implied, including warranties of merchantability and fitness for a particular purpose. Use of the information is the sole responsibility of the user.

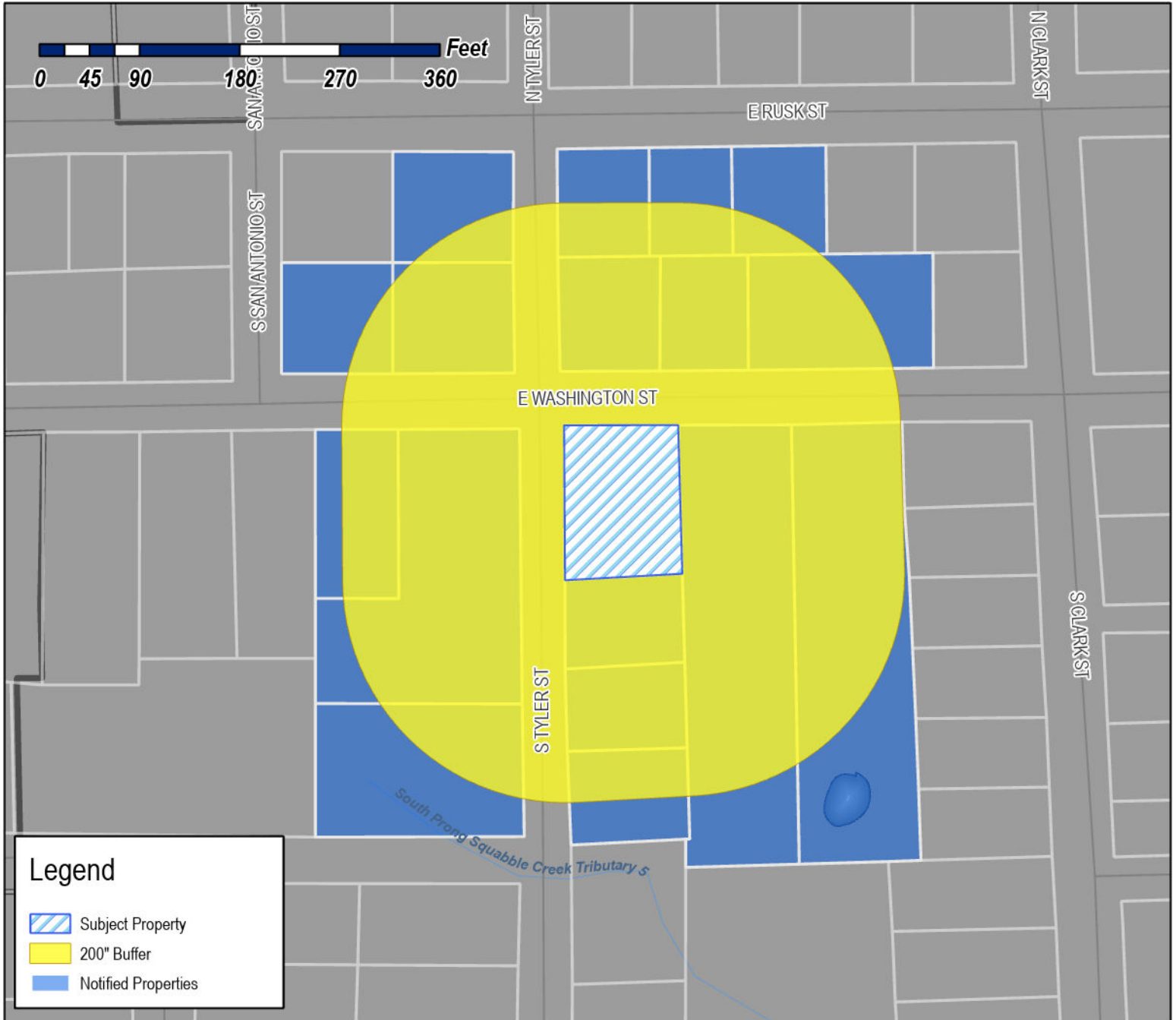




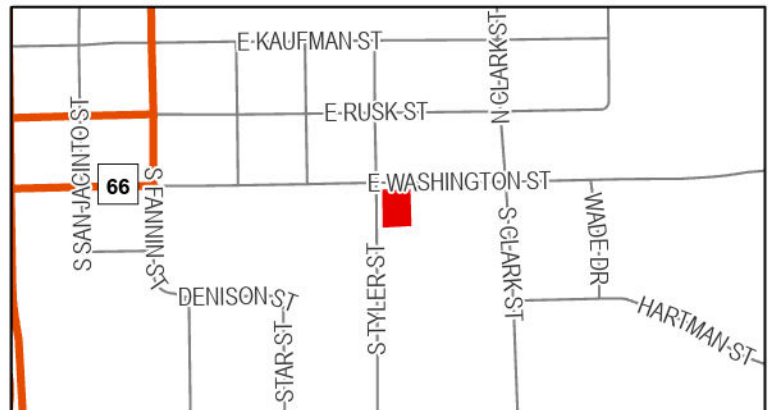
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Case Number: H2024-016
Case Name: COA for Low Contributing Property
Case Type: Historic
Zoning: Single-Family 7 (SF-7) District
Case Address: 602 E. Washington Street



Date Saved: 7/31/2024

For Questions on this Case Call: (972) 771-7745

KUPPER LEROY J ET UX
108 ELM CREST DR
ROCKWALL, TX 75087

RESIDENT
210 TYLER ST
ROCKWALL, TX 75087

RICHARD HARRIS AND JUDY HARRIS FAMILY
TRUST
RICHARD AND JUDY HARRIS- TRUSTEES
210 GLENN AVENUE
ROCKWALL, TX 75087

RESIDENT
211 TYLER ST
ROCKWALL, TX 75087

RESIDENT
213 TYLER ST
ROCKWALL, TX 75087

RESIDENT
215 TYLER ST
ROCKWALL, TX 75087

GLASS JERRY
301 MEADOWDALE DR
ROCKWALL, TX 75087

RESIDENT
503 E WASHINGTON
ROCKWALL, TX 75087

DUTT JOHN RICHARD JR ETUX
505 E WASHINGTON ST
ROCKWALL, TX 75087

PYRON MARSHA G
505 PETERSON ST
ROYSE CITY, TX 75189

BIRKENBACK JOSSEPH M & OLGA M
506 E RUSK ST
ROCKWALL, TX 75087

BETHEL TEMPLE BAPTIST
520 E WASHINGTON STREET
ROCKWALL, TX 75087

RESIDENT
601 E WASHINGTON
ROCKWALL, TX 75087

ROBINSON NELDA
602 E RUSK ST
ROCKWALL, TX 75087

BRUCE JAMES E JR & SHERYL
602 E WASHINGTON ST
ROCKWALL, TX 75087

HORNER ANDREA J
604 E. RUSK ST
ROCKWALL, TX 75087

GREEN JAMES KEITH II & HOLLY NICOLE
605 E WASHINGTON STREET
ROCKWALL, TX 75087

CARSON HEATHER
606 E WASHINGTON ST
ROCKWALL, TX 75087

WILLIAMS JERRY LANE
608 E RUSK ST
ROCKWALL, TX 75087

WALLACE DUSTIN & KATHERINE
608 EAST WASHINGTON
ROCKWALL, TX 75087

REEVES ASHLEY ELLEN & DANIEL GARRET
609 EAST WASHINGTON STREET
ROCKWALL, TX 75087

ONCOR ELECTRIC DELIVERY COMPANY
PO BOX 139100
DALLAS, TX 75313

PUBLIC NOTICE



CITY OF ROCKWALL
PLANNING AND ZONING DEPARTMENT
PHONE: (972) 771-7745
EMAIL: PLANNING@ROCKWALL.COM

Property Owner and/or Resident of the City of Rockwall:

You are hereby notified that the Historic Preservation Advisory Board will consider the following application:

Case No. H2024-016: Certificate of Appropriateness (COA) for 602 E. Washington Street

Hold a public hearing to discuss and consider a request by Sara Pieratt for the approval of a Certificate of Appropriateness (COA) for exterior alterations to a Low Contributing Property being a 0.666-acre tract of land identified as Lot 1 and a portion of Lot 2 of the Pittman Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 7 (SF-7) District, situated within the Old Town Rockwall (OTR) Historic District, addressed as 602 E. Washington Street, and take any action necessary.

For the purpose of considering the effects of such a request, the Historic Preservation Advisory Board will hold a public hearing on Thursday, August 15, 2024 at 6:00 PM. This hearing will be held in the City Council Chambers at City Hall, 385 S. Goliad Street.

As an interested property owner, you are invited to attend these meetings. If you prefer to express your thoughts in writing please return the form to:

Bethany Ross
Rockwall Planning and Zoning Dept.
385 S. Goliad Street
Rockwall, TX 75087

You may also email your comments to the Planning Department at planning@rockwall.com. If you choose to email the Planning Department please include your name and address for identification purposes.

Your comments must be received by Thursday, August 15, 2024 at 4:00 PM to ensure they are included in the information provided to the Historic Preservation Advisory Board.

Sincerely,

Ryan Miller, AICP
Director of Planning & Zoning

----- PLEASE RETURN THE BELOW FORM -----

Case No. H2024-016: Certificate of Appropriateness (COA) for 602 E. Washington Street

Please place a check mark on the appropriate line below:

- I am in favor of the request for the reasons listed below.
- I am opposed to the request for the reasons listed below.

Name:

Address:

Tex. Loc. Gov. Code, Sec. 211.006 (d) If a proposed change to a regulation or boundary is protested in accordance with this subsection, the proposed change must receive, in order to take effect, the affirmative vote of at least three-fourths of all members of the governing body. The protest must be written and signed by the owners of at least 20 percent of either: (1) the area of the lots or land covered by the proposed change; or (2) the area of the lots or land immediately adjoining the area covered by the proposed change and extending 200 feet from that area.

PLEASE SEE LOCATION MAP OF SUBJECT PROPERTY ON THE BACK OF THIS NOTICE



HISTORIC PRESERVATION ADVISORY BOARD APPLICATION

City of Rockwall
Planning and Zoning Department
385 S. Goliad Street
Rockwall, Texas 75087

STAFF USE ONLY

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ADDRESS 602 E. Washington St.
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PHONE 214-458-6472

PHONE _____

E-MAIL sara@childrensrelief.org

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Sara R. Pierath

APPLICANT'S SIGNATURE

Sara R. Pierath

Exterior Alterations: 602 E Washington St.

Introduction

We have recently purchased a 1940's two-story Folk Victorian home in the Historic District of Rockwall, TX. It is in an extreme state of disrepair, so we are endeavoring to bring it back to its previous state of glory. We love historic homes and we are excited for the opportunity to bring this beautiful home back to its former state of elegance.

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The home was built as a one-story structure, and we have yet to find any pictures of what it looked like when it was built. Therefore, we are taking cues from the style of the house and the time period it was built. A second story was added probably sometime in the 1960s or 70s. During this addition, the original wood double siding on the bottom floor was covered with vinyl siding, and we believe the second floor has only vinyl siding.

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Lastly, the porch posts are currently just plain wood beams and 2x4s. We plan to replace them with matching decorative posts that reflect the time period of the house.

Application for COA • Nathan & Sara Pieratt

602 E WASHINGTON

NATHAN & SARA PIERATT

JULY 26TH / 2024



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01 // Home overview

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Our Home

602 E Washington
Folk Victorian
1940's

Washington Street View



Tyler Street View



Folk Victorian

Folk Victorian is an architectural style employed for some homes in the United States and Europe between 1870 and 1910, though isolated examples continued to be built well into the 1930s.[1] Folk Victorian homes are relatively plain in their construction but embellished with decorative trim



Scalloped wood shingles

Pine double siding

Decorative posts



This home is very close in structure to our own.

WINDOWS

New windows in the top floor

Will have same size and squares as the original windows
Original windows on bottom floor will stay the same.

Window Trim (all of them)

Rotting wood will be replaced with new wood to match original look



Example of window panes/trim.

Window will be custom to fit exact size and have
6 panes on top and clear on bottom to match original
window design.

Since they are custom we do not have photos.

Siding

Option 1 Low reveal Hardie Board



Option 2 Pine double siding

We believe this original siding is under the vinyl on the bottom half of the home. We are exploring costs to add it to the top of the home. This is our first choice as it stays true to the original home. Cost will impact decision.



Scallops will go on the dormers and back side of the house in the upper section

Posts

Proch posts wil be upputed to have a decorative touch



Materials list

602 E. Washington St.

Siding Boards: Double Siding



Wood Products

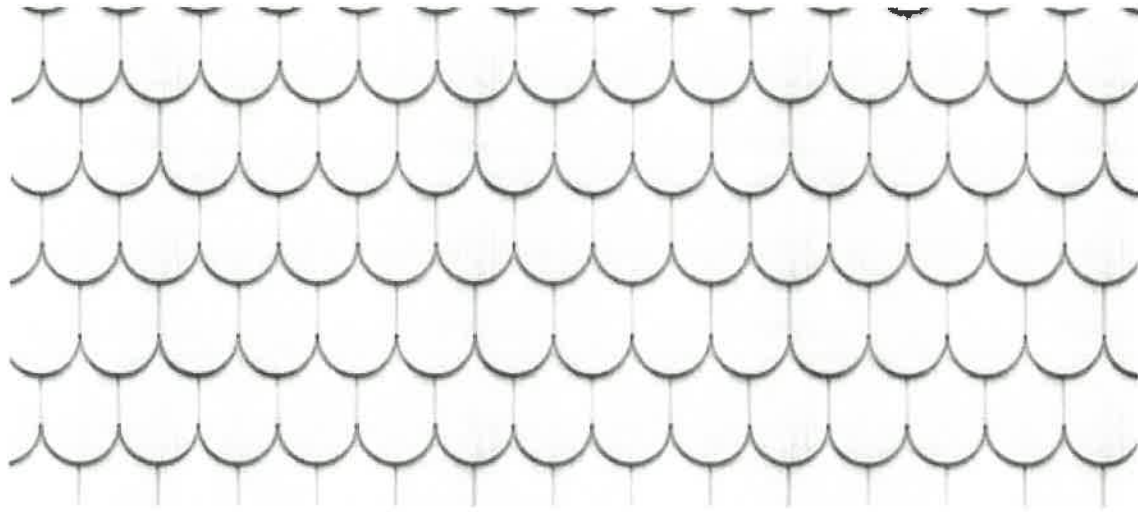
**1 x 6 x 12 Southern Pine No2.KD.117 Siding Boards, 12 ft L
Nominal, 6 in W Nominal, 1 in Thick Nominal**

Or

Hardie Board



Scalloped Shingles



Windows: Custom sized to fit what is there with this style window pane.



Porch Posts: Victorian style



Thank you!











1501E

1501E



Sportage
4x4

DW5-X274



NOV 11 2004



DATE: August 16, 2024

TO: Sara Pieratt
602 E. Washington Street
Rockwall, Texas 75087

FROM: Bethany Ross
City of Rockwall Planning and Zoning Department
385 S. Goliad Street
Rockwall, TX 75087

SUBJECT: H2024-016; COA for 602 E Washington

Sara:

This letter serves to notify you that the above referenced case that you submitted for consideration by the City of Rockwall was approved by the Historic Preservation Advisory Board (HPAB) on 8/15/2024. The following is a record of all recommendations, voting records and conditions of approval:

Staff Recommendations

Staff made the following recommendations concerning the applicant's request:

- (1) Any construction resulting from the approval of this request shall conform to the requirements set forth by the Unified Development Code (UDC), the International Building Code (IBC), the Rockwall Municipal Code of Ordinances, city adopted engineering and fire codes and with all other applicable regulatory requirements administered and/or enforced by the state and federal government.

Historic Preservation Advisory Board

On August 15, 2024, the Historic Preservation Advisory Board approved a motion to approve the COA by a vote of 6-0, with one (1) seat open.

Should you have any questions or concerns regarding your historic case, please feel free to contact me a (972) 772-6488.

Sincerely,

A handwritten signature in cursive script that reads "Bethany Ross".

Bethany Ross
City of Rockwall Planning and Zoning Department

Ross, Bethany

From: Sara Pieratt <sara@childrensrelief.org>
Sent: Thursday, August 15, 2024 9:52 AM
To: Ross, Bethany
Subject: Re: COA Application

Yes, thanks for the reminder. 😊

On Thu, Aug 15, 2024 at 9:51 AM Ross, Bethany <bross@rockwall.com> wrote:

Of course! See you then. 😊 Oh and it starts at 6 pm. I don't think I mentioned that.

Thank you,

Bethany Ross

Planner

City of Rockwall

972.772.6488 Office

bross@rockwall.com

[City of Rockwall - Planning & Zoning](#)

From: Sara Pieratt <sara@childrensrelief.org>
Sent: Thursday, August 15, 2024 9:49 AM
To: Ross, Bethany <bross@rockwall.com>
Subject: Re: COA Application

Ok, perfect. We will be there. Thank you for all your help. You have been great!

Sara

On Thu, Aug 15, 2024 at 9:37 AM Ross, Bethany <bross@rockwall.com> wrote:

Hi Sara,

Yes, it is tonight at City Hall (385 S Goliad Rockwall, Texas 75087) in the Council Chambers. You just need to be there to answer any questions the Historic Board has.

Thank you,

Bethany Ross

Planner

City of Rockwall

972.772.6488 Office

bross@rockwall.com

[City of Rockwall - Planning & Zoning](#)

From: Sara Pieratt <sara@childrensrelief.org>

Sent: Thursday, August 15, 2024 9:20 AM

To: Ross, Bethany <bross@rockwall.com>

Subject: Re: COA Application

So the meeting is tonight. Where is the meeting held and what is expected of us? It is not clear to me.

Thanks,

Sara

On Mon, Aug 12, 2024 at 12:42 PM Sara Pieratt <sara@childrensrelief.org> wrote:

Hi Bethany,

Happy Monday! Here is the proposal again minus the spelling errors and with only one siding option. We decided to go with wood.

Thanks,

Sara

On Thu, Aug 8, 2024 at 11:41 AM Sara Pieratt <sara@childrensrelief.org> wrote:

Ok, thank you!

S

On Thu, Aug 8, 2024 at 11:36 AM Ross, Bethany <bross@rockwall.com> wrote:

Sara,

You can send that to me digitally and I will include it in the packet.

The notice is mostly for the neighbors.

Thank you,

Bethany Ross

Planner

City of Rockwall

972.772.6488 Office

bross@rockwall.com

[City of Rockwall - Planning & Zoning](#)

From: Sara Pieratt <sara@childrensrelief.org>

Sent: Thursday, August 8, 2024 10:23 AM

To: Ross, Bethany <bross@rockwall.com>

Subject: Re: COA Application

Also, I realize there are some spelling errors in the document we gave you but we weren't able to fix them before turning it in due to unforeseen circumstances. We can email the document to you with those errors fixed if that would be helpful.

Thanks,

Sara

On Thu, Aug 8, 2024 at 10:21 AM Sara Pieratt <sara@childrensrelief.org> wrote:

Hi Bethany,

I am looking into whether or not we can get the wood double siding in this area(that is our first choice as it is more original, so I will keep you posted on that. I will have a decision for you by tomorrow. The sq footage of the exterior of the house is 3,800.

I got the public notice in the mail. Should we send those back in or is it more for the neighbors?

Thanks,

Sara

On Tue, Aug 6, 2024 at 2:22 PM Ross, Bethany <bröss@rockwall.com> wrote:

Sara,

Thank you. I may be able to provide the square footage of the house, but I just want to make sure you are approved for the right amount on the waiver.

Additionally, I have one more question regarding the materials for the siding. Could you please confirm whether you are proposing to use Hardie Board or Pine Double Siding? I understand this may not be the most convenient time to address this, but we require specific approval for one material and cannot request a blanket approval for both.

Thank you,

Bethany Ross

Planner

City of Rockwall

972.772.6488 Office

bross@rockwall.com

[City of Rockwall - Planning & Zoning](#)

From: Sara Pieratt <sara@childrensrelief.org>

Sent: Tuesday, August 6, 2024 10:57 AM

To: Ross, Bethany <bross@rockwall.com>

Subject: Re: COA Application

The house itself is 2,500 square feet. I am not sure of the exterior square footage. I will get back to you.

Thanks,

Sara

On Tue, Aug 6, 2024 at 10:08 AM Ross, Bethany <bross@rockwall.com> wrote:

Good morning Sara,

One final question: Could you please confirm the total square footage of the improvements? This information is necessary for calculating the building permit fees, which are assessed at a rate of \$0.48 per square foot, with a minimum fee of \$125.00. I want to ensure that I have the correct information to discuss the possibility of waiving the building permit fee at the upcoming meeting.

Thank you,

Bethany Ross

Planner

City of Rockwall

972.772.6488 Office

bross@rockwall.com

[City of Rockwall - Planning & Zoning](#)

From: Ross, Bethany <bross@rockwall.com>

Sent: Wednesday, July 31, 2024 8:25 AM

To: Sara Pieratt <sara@childrensrelief.org>

Subject: Re: COA Application

Okay, great. Thank you so much!

Thank you,

Bethany Ross

Planner

City of Rockwall

972.772.6488 Office

bross@rockwall.com

[City of Rockwall - Planning & Zoning](#)

From: Sara Pieratt <sara@childrensrelief.org>

Sent: Tuesday, July 30, 2024 5:48:24 PM

To: Ross, Bethany <bross@rockwall.com>

Subject: Re: COA Application

Yes, sorry. We are not 100% sure, but we know it will be somewhere between \$25,000 and \$40,000 depending on materials.

Thank you,

Sara

On Tue, Jul 30, 2024 at 1:03 PM Ross, Bethany <bross@rockwall.com> wrote:

Hi Sara,

Upon reviewing the information provided for your Certificate of Appropriateness, I noticed there was no cost estimate provided. For the Small Matching Grant and Building Permit Fee Waiver, it is essential to include a cost estimate of at least \$5,000.00. Given the scope of your project, it is apparent that the costs will exceed this threshold.

Could you please provide a ballpark estimate so that I can include it in my case memo?

Thank you,

Bethany Ross

Planner

City of Rockwall

972.772.6488 Office

bross@rockwall.com

[City of Rockwall - Planning & Zoning](#)

From: Ross, Bethany

Sent: Thursday, July 25, 2024 9:57 AM

To: Sara Pieratt <sara@childrensrelief.org>

Subject: RE: COA Application

Of course! We close at 5:00 PM. Just ask for someone in Planning and Zoning.

Thank you,

Bethany Ross

Planner

City of Rockwall

972.772.6488 Office

bross@rockwall.com

[City of Rockwall - Planning & Zoning](#)

From: Sara Pieratt <sara@childrensrelief.org>

Sent: Thursday, July 25, 2024 9:54 AM

To: Ross, Bethany <bross@rockwall.com>

Subject: Re: COA Application

Thank you so much for your quick response. What time does your office close on Friday?

Have a great day!

Sara

On Thu, Jul 25, 2024 at 8:49 AM Ross, Bethany <bross@rockwall.com> wrote:

Hi Sara,

- End of day on the 26th works for us.
- City Hall – 385 S Goliad Street Rockwall, Texas 75087
- Old Town Rockwall (OTR); Lot 1 & Part of 2, Pittman Addition (No Block), Zoned Single-Family 7 (SF-7) District. Here is the [Zoning Map](#) for reference.
- Please provide photographs with your submittal. We create a case memo so any information that you can provide is best.

Thank you,

Bethany Ross

Planner

City of Rockwall

972.772.6488 Office

bross@rockwall.com

[City of Rockwall - Planning & Zoning](#)

From: Sara Pieratt <sara@childrensrelief.org>
Sent: Thursday, July 25, 2024 8:07 AM
To: Ross, Bethany <bross@rockwall.com>
Subject: COA Application

Hi Bethany,

My name is Sara Pieratt. I reached out to you a couple months ago about our new house at 602 E Washington St. We are in the process of filling out the COA application and we want to make the July 26th deadline. Does the 26th mean I can turn it in by the end of day tomorrow or that it has to be in by the end of day today? Also, what address can I bring it to in person?

Is our house considered OTR or DT and what would I put where it says Subdivision/Lot/Block? I couldn't find a zoning map to help me out.

One last question...do we have to have all pictures and numbers included in the application or can we bring pictures to the hearing instead?

Thank you for your help.

Sara Pieratt

214.458.6472

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Application for COA • Nathan & Sara Pieratt

602 E WASHINGTON

NATHAN & SARA PIERATT

JULY 26TH / 2024



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Tyler Street View



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Example of window panes/trim.

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Since they are custom we do not have photos.

Siding

Option 1 Pine double siding

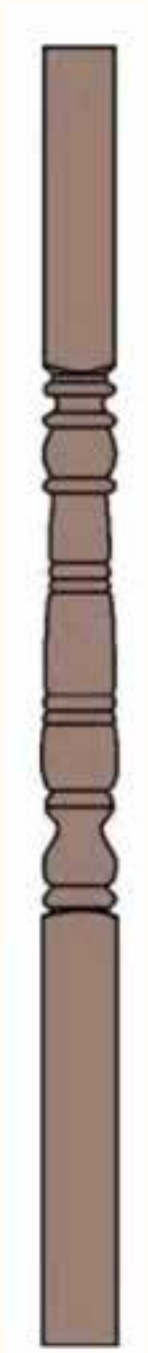
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Thank you!

